



GARDEN STIRLING BURNET

40 MUIRPARK TERRACE
TRANENT, EAST LoTHIAN, EH33 2AY





Offering an ideal home for first-time buyers, professionals, couples, families, and rental investors alike, this three-bedroom end-terrace house is situated in a quiet corner of an established residential development in Tranent. The property requires a touch of upgrading but offers excellent potential for the new owner to style a home to their own tastes and requirements.

The front door opens into an entrance vestibule flowing through to a hallway with built-in storage. On your left, you step into a living room, where space is provided for a choice of lounge furniture all arranged around an attractive fireplace. The room is filled with sunny natural light through dual-aspect windows. Conveniently connected to the reception room is a kitchen, fitted with wall and base cabinets, workspace, and splashback tiling, with space provided for freestanding and undercounter appliances. Provision is also made for a dining table and chairs. A rear vestibule (with built-in storage) leads from here and affords external access.

FEATURES

- End-terrace house in Tranent
- Entrance vestibule and hall with storage
- Sunny, dual-aspect living room
- Dining kitchen and rear vestibule with storage and external access
- Three well-proportioned double bedrooms
- Bright, modern shower room
- Well-maintained front and rear gardens
- Access to unrestricted on-street parking
- Gas central heating and double glazing (except one small window)





On the first floor, a landing (with storage) leads to three bedrooms, all enjoying plenty of natural light and offering spacious footprints for freestanding bedroom furniture. A shower room completes the accommodation on offer and comprises a corner shower enclosure, a basin set into storage, and a WC. Gas central heating and double glazing (except one small window) ensure year-round comfort and efficiency.

Externally, the house is flanked by front and rear gardens. The southeast-facing front garden features a neat lawn with daffodils flowering every year, gravelled areas, and walkways, whilst the rear garden enjoys a spacious lawn, a patio for outdoor furniture, and a shed. The property also benefits from access to unrestricted on-street parking.

Extras: All fitted floor coverings, window coverings, and light fittings will be included in the sale.







TRANENT

Nestled in the scenic East Lothian countryside, Tranent offers the best of city and country living. The town is only 10 miles from Edinburgh city centre and with the A1, regular bus services, and Prestonpans train station all nearby, commuting into the capital is quick and easy. Perched on a hill, Tranent enjoys lovely views over the Firth of Forth and the surrounding countryside. The town centre offers a good variety of independent shops and high-street retailers, banks, various cafes, pubs, and restaurants, plus a library, and a dedicated sports and community centre. Located in the heart of Tranent, the Loch Centre boasts a 25m swimming pool, multi-purpose sports hall, dance studios, gym, and children's soft play area. For more extensive retail and leisure amenities, nearby Fort Kinnaird Retail Park offers various major outlets and supermarkets, plus a cinema complex, and a state-of-the-art gym. Primary and secondary schooling are both within easy reach, with tertiary and higher education on offer in neighbouring Musselburgh at Edinburgh College and Queen Margaret University.



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To learn more about Tranent





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HOUSE SALES

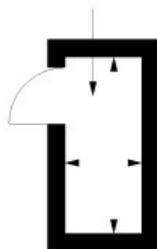
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

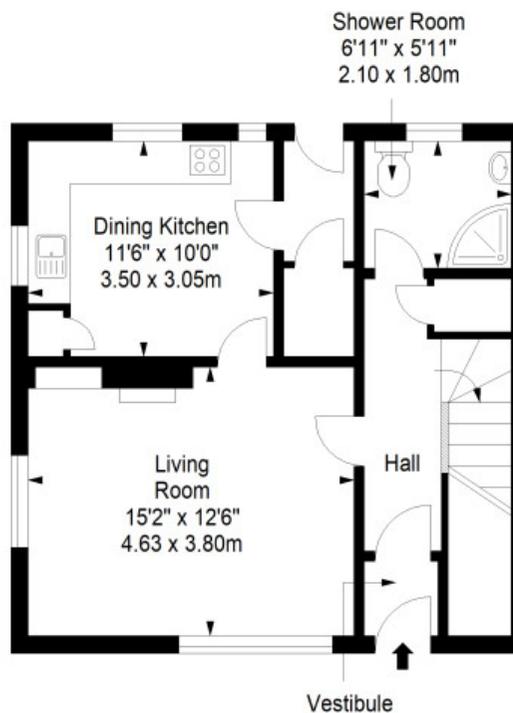
FLOORPLAN

Shed
Approx. 2.8 sq. metres (30.1 sq. feet)

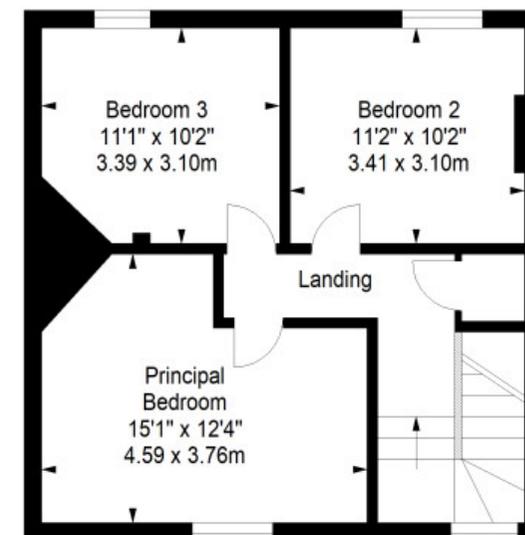
Shed
8'2" x 3'6"
2.50 x 1.06m



Ground Floor
Approx. 48.3 sq. metres (519.9 sq. feet)



First Floor
Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 99.4 sq. metres (1069.9 sq. feet)